PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, February 1, 2012, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on February 1, 2012.

MEMBERS PRESENT:  
Thomas O. Kelley, Chair  
Arnold Nesbitt, Vice Chair  
John Hoich  
Anna Nubel  
R. J. Neary  
Van C. Deeb  
Greg Rosenbaum

MEMBERS NOT PRESENT:  None

Certification of Publication:  Planning Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, January 23, 2012.

ADMINISTRATIVE MEETING ONLY

1.  C12-11-195  
Kum & Go  
REQUEST:  Final Plat approval of KUM & GO AT 144TH & Q, a subdivision inside the city limits with approval of an MCC-Major Commercial Corridor Overlay District  
LOCATION:  Southeast of 144th and “Q” Streets

DISPOSITION:  APPROVED 6-0.  Approval of the Final Plat subject to submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the request to the City Council.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

2. C3-12-007
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Blighted and Substandard Designation
   LOCATION: Generally, Martha Street on the north, I-80 on the south, Riverview Road on the east, and South 24th Street on the west
   DISPOSITION: APPROVED 7-0.

Subdivisions

3. C10-11-167
   C12-11-168
   Sean Negus
   REQUEST: Preliminary Plat approval of COUNTRY CLUB HILLS, a subdivision inside the city limits, with rezoning from R3, R5 and GC to R3
   LOCATION: Southwest of 63rd and Girard Streets
   DISPOSITION: LAYOVER 7-0. Laid over for 60 days.

4. C8-11-189 (D)
   C10-11-187
   C12-11-188
   Keith B. Edquist
   REQUEST: Preliminary Plat approval of NORTHERN HILLS ESTATES TWO (Lot 1 through 23, inclusive and Outlot “A” and “B”) a subdivision outside the city limits, with a waiver of Section 53-9(9) Sidewalks, with rezoning from DR and AV to DR and AV, and a Special Use Permit to allow development in the North Hills Environmental Overlay District
   LOCATION: Generally, southwest of 72nd Street and Northern Hills Drive
   DISPOSITION: LAYOVER 7-0. Laid over at the request to allow the applicant additional time to: 1) Update and revise and resubmit, as needed, various exhibits; 2) Obtain certification from the Irvington Fire Department that adequate fire protection can be provided; 3) Relocate the southern street extension far enough from the prairie so that any grading does not extend into the prairie and provide a buffer zone between the street and the prairie; 4) Continue working with the Planning and Public Works Department staff to facilitate compliance with the City’s stormwater management policies and ordinances to ensure adequate protection of environmental features; 5) Provide grading information for potential driveways on the grading plan; 6) Obtain NDEQ approval of all on-site wastewater treatment systems, reserve areas, well locations and areas for structures including the dwelling or bedrooms available for dwellings, and maximum flows for establishments; 7) Provide a buffer to protect the prairie from yard maintenance activities such as lawn fertilization, pesticide application and weed preventative that could damage the prairie; and 8) Provide an overall smoke easement to ensure that residential lot owners are aware that there will be prairie maintenance activities such as burning.
**Overlay Districts**

5. **C9-10-036a**  
   **C10-10-036b**  
   Scott Kaminski  
   REQUEST: Approval of a Major Amendment to a PK-Parking Overlay District and approval of an ACI-2(50) Overlay District  
   LOCATION: 4804 Douglas Street  

DISPOSITION: APPROVE 7-0. Denial of the applicant’s original request for a Major Amendment to a PK-Parking Overlay District; approval of the ACI-2(50) Overlay District and the applicants amended plan (Exhibit A) subject to: 1) Exclusion of the house at 4804 Douglas Street; and 2) Applicant to meet with the neighbors to identify and discuss an acceptable plan.

**Rezonings**

6. **C10-12-002 (D)**  
   Mary Pat & Gabriel Florido  
   REQUEST: Rezoning from HI to R4  
   LOCATION: 2614, 2620 and 2624 “Y” Street  

DISPOSITION: APPROVED 7-0.

**Special Use Permits**

7. **C8-11-129**  
   Lehn Land, LLC  
   REQUEST: Approval of a Special Use Permit to allow Convenience storage in a CC District  
   LOCATION: 20120 Veterans Drive  

DISPOSITION: APPROVED 6-0. Approval subject to: 1) Compliance with the 1/9/12 site/landscape plan; 2) Compliance with the proposed building elevations; 3) Compliance with the proposed operating statement; 4) Compliance with all applicable regulations; 5) The applicant obtaining all necessary permits prior to construction; and 6) The applicant obtaining a Certificate of Occupancy for the proposed expansion.

**Conditional Use Permits**

8. **C7-12-005 (D)**  
   Platte County Ambulance d/b/a Midwest Medical Transport  
   REQUEST: Approval of a Conditional Use Permit to allow Safety services in a CC District  
   LOCATION: 3434 South 84th Street  

DISPOSITION: APPROVED 7-0. Approval subject to: 1) The southernmost driveway onto 84th Street being limited to right-out movements only and traffic exiting the site yielding to all other traffic; 2) Provide for all modifications to the southernmost driveway to facilitate the right-out only configuration; 3) Compliance with the approved site and landscape plans; 4) Compliance with the proposed Operating Statement; and 5) The applicant obtaining all necessary permits and a Certificate of Occupancy.

**(REGULAR AGENDA)**

**Master Plan Referrals**

9. **C3-12-027**  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Surplus Declaration and Disposal of City-owned property  
   LOCATION: 325 South 16th Street  

DISPOSITION: APPROVED 7-0.
Subdivisions

10. C12-12-029 (D)  
    Fair Deal Development Company, LLC  
    REQUEST: Preliminary and Final Plat approval of VILLAGE EAST, a minor plat inside the city limits  
    LOCATION: Southeast of 25th Street and Patrick Avenue

DISPOSITION: APPROVED 7-0. Approval of the Preliminary Plat subject to: 1) Including language on the Final Plat with regard to the alley vacation prior to forwarding the request to the City Council; and 2) Retaining necessary utility easements over the vacated alley, or providing for the removal/relocation of all utilities. Approval of the Final Plat subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the request to the City Council.

11. C12-12-031  
    Keith B. Edquist  
    REQUEST: Preliminary and Final Plat approval of NORTH OMAHA AIRPORT ACRES REPLAT TWO, a minor plat inside the city limits  
    LOCATION: 7155 Bennington Road

DISPOSITION: APPROVED 7-0. Approval of the Preliminary Plat subject to: 1) Provide a letter of approval from the NDEQ with regard to on-site wastewater treatment system for Lot 1 prior to sending the request to the City Council; 2) Change Lot 2 to Outlot “A”; 3) Place a note on the Final Plat that the use, ownership and maintenance of Outlot “A” (proposed Lot 2) will be the responsibility of the property owner; and 4) Place a note on the Final Plat that no direct access will be allowed from Outlot “A” (proposed Lot 2) to 72nd Street. Approval of the Final Plat subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the request to the City Council.

12. C10-12-032 (D)  
    Ivan Gilreath, Boys & Girls Clubs of the Midlands  
    REQUEST: Preliminary and Final Plat approval of FIRST ADDITION TO SOUTH OMAHA REPLAT 1, a minor plat inside the city limits, with rezoning from R7 to DR and R7  
    LOCATION: Southeast of 22nd and “O” Streets

DISPOSITION: APPROVED 7-0. Approval of the rezoning from R7 to DR and R7; approval of the Preliminary Plat; and approval of the Final Plat, subject to submittal of an acceptable subdivision agreement, if necessary.

13. C10-12-037  
    Tom Falcone  
    REQUEST: Preliminary Plat approval of RANCH VIEW ESTATES 3, a subdivision outside the city limits, with rezoning from AG to DR and R4  
    LOCATION: Southwest of 213th and Walnut Streets

DISPOSITION: LAYOVER 5-2. Laid over for 30 days to allow applicant time to meet with the neighbors.

14. C10-12-039a (D)  
    Royce Grayhawk  
    REQUEST: Preliminary and Final Plat approval of WEST GRAYHAWK REPLAT THREE, a subdivision inside the city limits with rezoning from R6 and MU to MU  
    LOCATION: Southwest of 147th Street and West Maple Road

DISPOSITION: LAYOVER 7-0. Laid over at the request of the applicant.
Overlay Districts

15. C10-12-028 (D)  
   Casey’s Retail Company  
   REQUEST: Approval of a MCC Overlay District  
   LOCATION: 9905 Q Street  
   DISPOSITION: APPROVED 7-0.

Rezoning

16. C10-12-026 (D)  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Rezoning from R7 to R5  
   LOCATION: 1813 and 1815 Clark Street; 1533, 1537, 1543, 1545, 1547, 1551, 1553, 1557, 1559 and 1563 Florence Boulevard  
   DISPOSITION: APPROVED 7-0.

17. C10-12-035 (D)  
   C8-12-035a  
   Lenity Group  
   REQUEST: Rezoning from DR to R5 and approval of a Special Use Permit to allow Assisted living in an R5 District  
   LOCATION: 13208 Meredith Avenue  
   DISPOSITION: APPROVED 7-0. Approval of the rezoning from DR to R5; approval of the Special Use Permit subject to: 1) Compliance with the proposed site plan; 2) Compliance with an amended landscape plan that complies with Article XII Landscaping and screening and Article XIV Off-street parking and loading regulations; 3) Compliance with the proposed operating statement; 4) Compliance with all applicable regulations; 5) Obtaining all required permits; 6) Obtaining a Certificate of Occupancy; and 7) Add a 115’ noise abatement easement from centerline of 132nd Street.

18. C10-12-036 (D)  
   Larry A. Jobeun, Trustee  
   REQUEST: Rezoning from GC and GI to GO (portions of which property lie within the flood fringe)  
   LOCATION: 808 South 74th Plaza and 727 South 75th Street  
   DISPOSITION: APPROVED 6-0.

19. C10-00-040 (D)  
   Royce Grayhawk  
   REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Grayhawk  
   LOCATION: Southwest of 147th Street and West Maple Road  
   DISPOSITION: LAYOVER 7-0. Laid over at the request of the applicant.

Special Use Permits

20. C8-12-034 (D)  
   Scott Dye, Douglas County School District 001  
   REQUEST: Approval of a Special Use Permit to allow Outdoor sports and recreation in a DR District  
   LOCATION: Southeast of 22nd and “O” Streets  
   DISPOSITION: APPROVED 7-0. Approval subject to: 1) Compliance with the proposed site plan; 2) Compliance with the proposed operating statement; 3) Compliance with all applicable regulations; and 4) The construction of a sidewalk on the eastern side of the property that ties into the existing sidewalk network to the south of the parcel.
Conditional Use Permits

21.  C7-12-030 (D)  
   Randy Bauer

REQUEST: Approval of a Conditional Use Permit to allow Religious assembly in a R3 District

LOCATION: 6221 Girard Street

DISPOSITION: APPROVED 7-0. Approval subject to: 1) Compliance with the existing site plan; 2) Compliance with the existing building elevations; and 3) Compliance with the existing operating statement.